



162 South College Street | Aberdeen | AB11 6LD

Three Bedroom Townhouse with Garage

Offers Over £225,000

We are delighted to offer for sale this three bedroom townhouse which has been finished to a high standard throughout and enjoys the most central of city locations. The property further benefits from a driveway leading to the integral garage and a rear garden area with decking. The property could easily be utilised to a suit a wide range of requirements by a potential buyer thanks to its generous proportions and attractive neutral decor.

Upon entrance, the property provides access to both the utility room and the integral garage being ideal for both traditional use of a vehicle and also storage. The utility room has been fitted with a range of base and wall units with further space for white goods and generous storage cupboard.

To the first floor, the property features a generous lounge with a pleasant outlook to the front of the property with the room being capable of hosting a range of furniture. The dining kitchen is also situated on this level and features a wide range of base and wall units providing ample storage and work surfaces along with an integrated dishwasher and fridge/freezer. There is also ample space for dining along with glass french doors leading to the rear garden providing an abundance of natural light and lovely outlook. To complete the accommodation on this level is the cloakroom fitted with w.c. and hand wash basin.

To the second floor, there are three double bedrooms. The largest of which features sizeable fitted wardrobes along with an en-suite shower room have been fitted with a w.c., hand wash basin and enclosed shower cubicle. The second bedroom also features fitted wardrobes behind mirrored doors and all three rooms have been finished in a pleasant neutral decor. The bathroom has been fitted with a w.c, hand wash basin and shower over bath.

To the exterior, the property does feature a garden area which has been fitted with decking to best utilise the flat area with the sloped area featuring a range of mature and colourful shrubbery.

Ground Floor

Utility Room

11'3" x 5'5" (3.43m x 1.65m) approx.

First Floor

Dining Kitchen

14'2" x 11'6" (4.32m x 3.51m) approx.

Lounge

16'3" x 14'8" (4.95m x 4.47m) approx.

Cloakroom

6'5" x 3'7" (1.96m x 1.09m) approx.

Second Floor

Master Bedroom

16'4" x 14'2" (4.98m x 4.32m) approx.

En-Suite

7'1" x 4'0" (2.16m x 1.22m) approx.

Double Bedroom

10'9" x 8'1" (3.28m x 2.46m) approx.

Double Bedroom

8'1" x 7'0" (2.46m x 2.13m) approx.

Bathroom

6'6" x 5'6" (1.98m x 1.68m) approx.

Gas Central Heating

Double Glazing

Driveway with Garage

Rear Garden Area

EPC Band C



Lounge



Lounge



Dining Kitchen



Dining Kitchen



Cloakroom



Master Bedroom



Master Bedroom



En-Suite



Bedroom



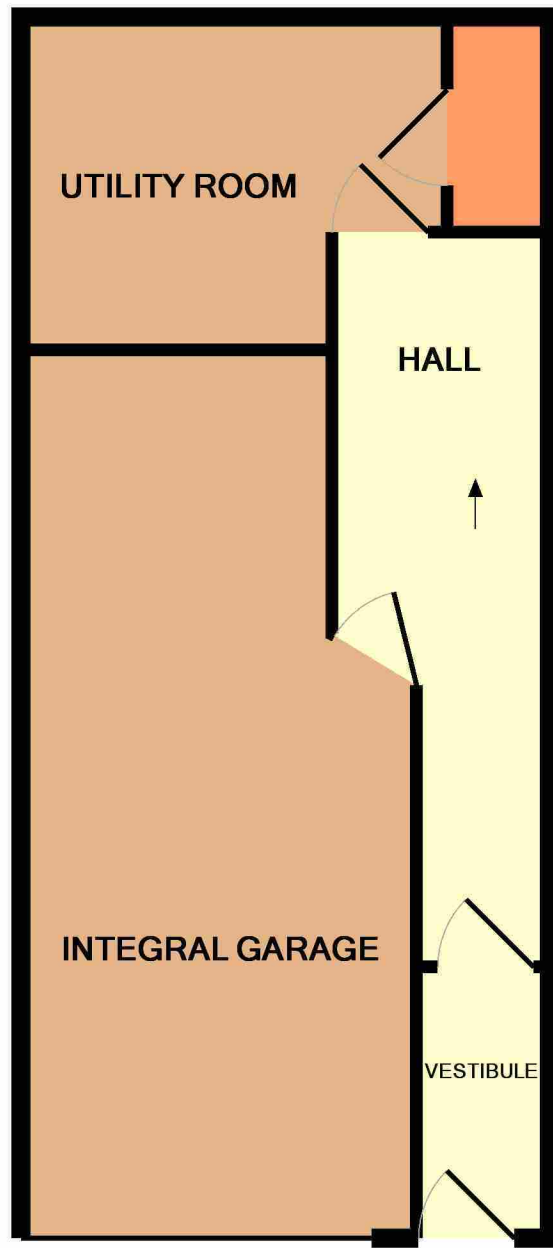
Bedroom



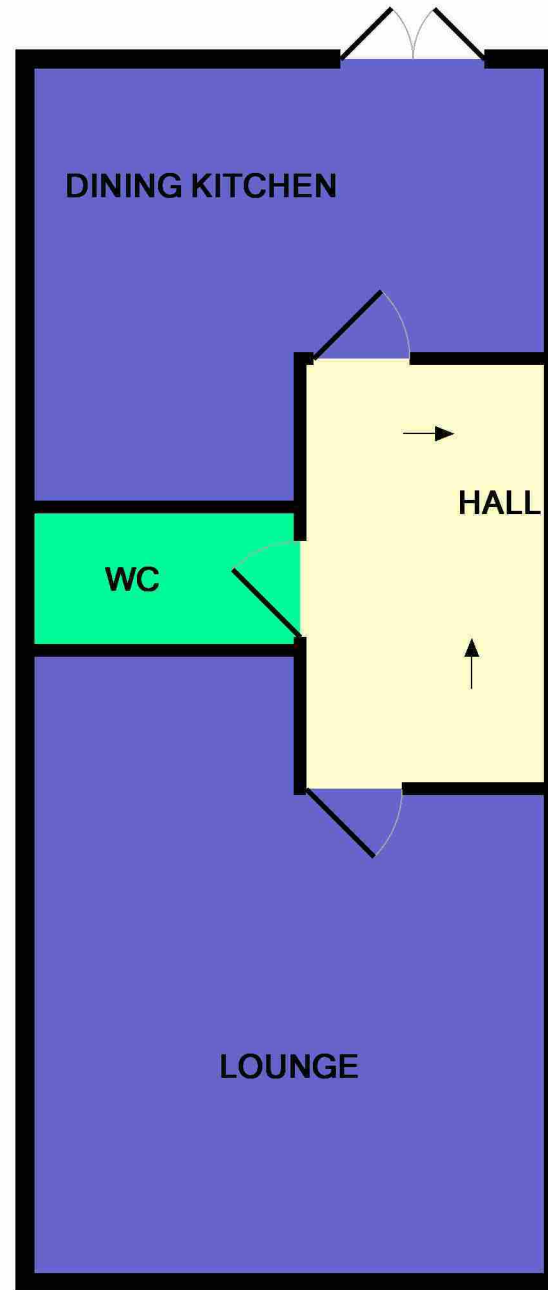
Bathroom



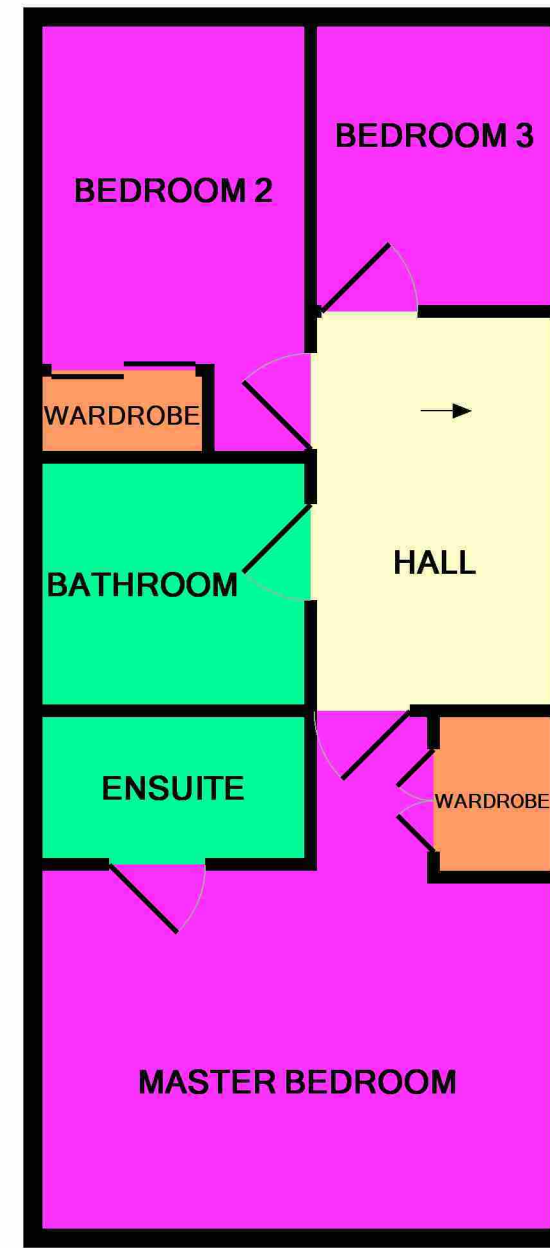
Garden



GROUND FLOOR



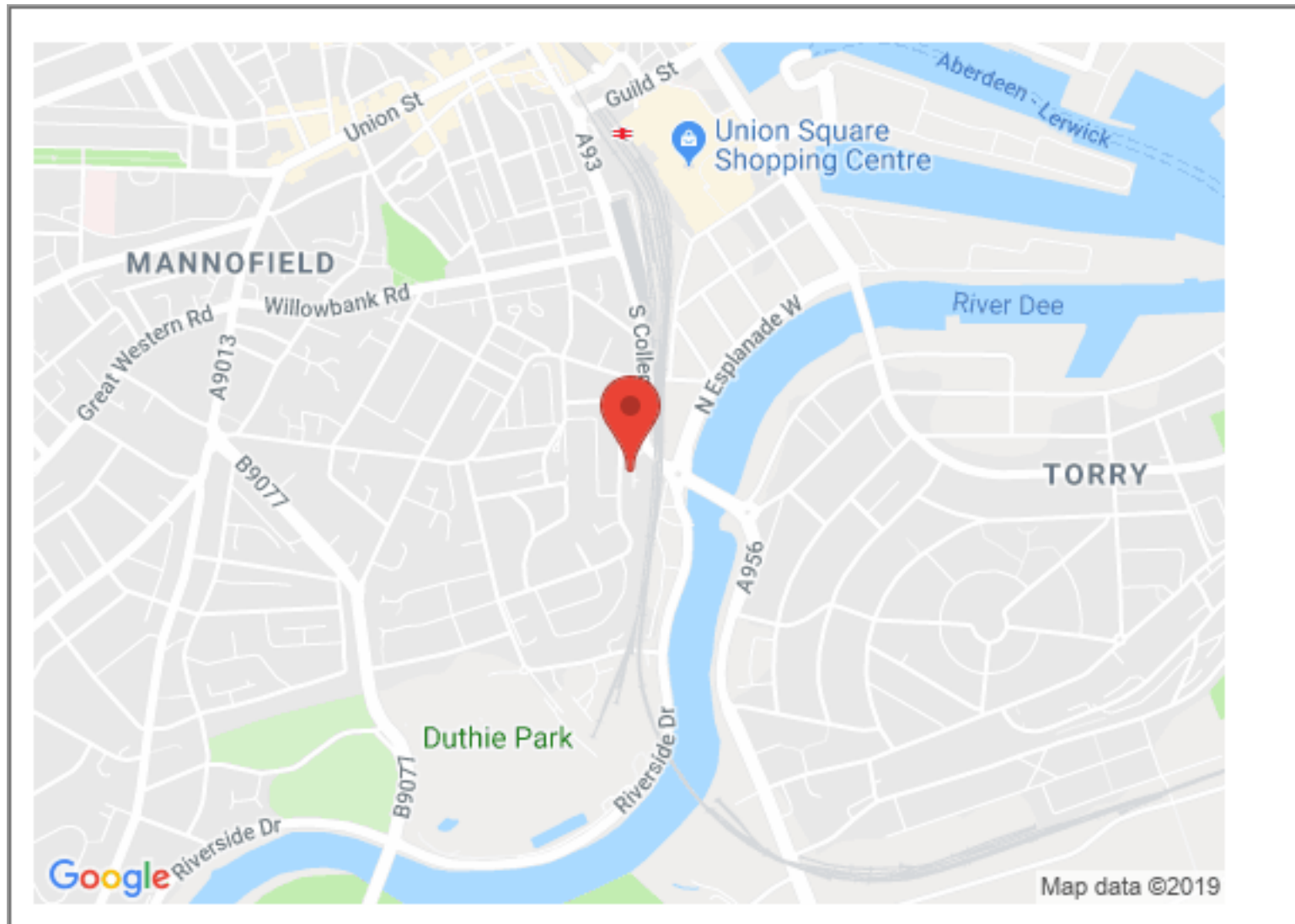
1ST FLOOR



2ND FLOOR

Floorplan

Property location



Directions:

Travelling from Union Street continue onto Crown Street, proceed to the end of Crown Street turning left at the lights and at the next set of lights turn right onto South College Street. No. 162 is situated to the far end on the right hand side.

Location:

South College Street is an excellent location for Union Square retail complex where there is a superb range of quality shops and recreational facilities including a cinema and restaurants, there are also the main Railway Station and Bus Depot. It is also ideally placed for those working across at Altens and Tullos where many of the office and industrial complexes are situated. The area has a good range of public transport facilities making many parts of Aberdeen easily accessible from this property. Also within walking distance is the Duthie Park with its delightful Winter Gardens and restaurant.

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Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only close approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.